



Westfield-Washington Township Board of Zoning Appeals (BZA)

Minutes of the Tuesday, December 13, 2022 BZA Meeting

Presented for approval: January 10, 2023

The Westfield-Washington Township Board of Zoning Appeals
met at 7:00 p.m. on Tuesday, December 13, 2022 at Westfield City Hall.

Active Links for this Meeting:

[December 13, 2022 BZA Agenda & Exhibits](#)

[December 13, 2022 YouTube Video](#)

OPENING OF MEETING

[YouTube Time: 0:01](#)

Roll Call

BZA Members Present In-Person: Jeff Boller. Jeannine Fortier, Noble Hatfield, Victor McCarty, and Dave Schmitz.

BZA Members Present Virtually: None.

BZA Members Absent: None.

City Staff Present: Daine Crabtree, Senior Planner; Ryan Collingwood, Associate Planner; and Weston Rogers, Associate Planner.

City Staff Present Virtually: None

Legal Counsel Present Virtually: Beth Copeland with Taft Stettinius & Hollister LLP.

Approval of Minutes

Fortier motioned to approve the November 15, 2022 Minutes.

McCarty seconded. Motion passed. Vote 5-0.

Review Rules and Procedures

Crabtree reviewed BZA rules and procedures.

ITEMS OF BUSINESS

2212-VS-36 [PUBLIC HEARING]

[YouTube Time: 2:51](#)

20253 Willenhall Court / Lennar Homes of Indiana, LLC

The Petitioner requests a Variance of Development Standard to encroach five (5) inches into the five (5) foot Minimum Side Yard Setback (south) on 0.2 acres +/- in the Northpoint PUD District due to a foundation error.

(Planner: Ryan Collingwood – rcollingwood@westfield.in.gov)

Staff presentation / Petitioner presentation

Public Hearing for 2212-VS-36 opened at 7:04 p.m.

- No public comments.

Public Hearing for 2212-VS-36 closed at 7:06 p.m.

McCarty motioned to approve 2212-VS-36 subject to the recommended condition stated in the motion.

Hatfield seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for the approval of 2212-VS-36.

Fortier seconded. Motion passed. Vote 5-0.

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

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2212-VU-16 [PUBLIC HEARING]

[YouTube Time: 8:26](#)

605 Hillcrest Drive / Dennis A Hunt Insurance and Financial Services

The Petitioner requests a Variance of Use to permit a Professional Office use (Insurance and Finance Institution) in the SF3: Single-Family Medium Density District (Chapter 13).

(Planner: Weston Rogers – wrogers@westfield.in.gov)

Staff presentation / Petitioner presentation / BZA comments and questions / Staff and Petitioner responses.

Public Hearing for 2212-VU-16 opened at 7:13 p.m.

- No public comments.

Public Hearing for 2212-VU-16 closed at 7:15 p.m.

BZA comments and questions / Staff responses.

Fortier motioned to approve 2212-VU-16 subject to the recommended conditions stated in the motion.

Boller seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for the approval of 2212-VU-16.

McCarty seconded. Motion passed. Vote 5-0.

2212-VU-17 [PUBLIC HEARING]

[YouTube Time: 19:18](#)

758 North Union Street / Achieve Therapy Services, Inc.

The Petitioner requests a Variance of Use to permit a Professional Office use (Physical Rehabilitation Service) in the MF-1: Multi-Family Low Density District (Chapter 13).

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

Staff presentation / Petitioner presentation.

Public Hearing for 2212-VU-17 opened at 7:22 p.m.

- No public comments.

Public Hearing for 2212-VU-17 at 7:24 p.m.

BZA comments and questions / Petitioner responses / Staff responses.

Boller motioned to approve 2212-VU-17 subject to the recommended conditions stated in the motion.

McCarty seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for the approval of 2212-VU-17.

Fortier seconded. Motion passed. Vote 5-0.

2212-VU-18 & 2212-VS-37 [PUBLIC HEARING]

[YouTube Time: 29:29](#)

17925 Sun Park Drive / Practical Property Group

The Petitioner is requesting the extension of an existing Variance of Use and existing Variance of Development Standards to permit temporary relief from the US Highway 31 Overlay Zone for a landscaping contractor use (Construction Trade Office) (Article 5.2 & Chapter 13)

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

Staff presentation / Petitioner presentation.

Public Hearing for 2212-VU-18 & 2212-VS-37 opened at 7:35 p.m.

- No public comments.

Public Hearing for 2212-VU-18 & 2212-VS-37 closed at 7:36 p.m.

BZA comments.

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McCarty motioned to approve 2212-VU-18 subject to the recommended conditions stated in the motion. Fortier seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for the approval of 2212-VU-18. McCarty seconded. Motion passed. Vote 5-0.

McCarty motioned to approve 2212-VS-37 subject to the recommended conditions stated in the motion. Boller seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for the approval of 2212-VS-37. McCarty seconded. Motion passed. Vote 5-0.

REPORTS/COMMENTS:

[YouTube Time: 40:47](#)

- Plan Commission Liaison
- Community Development Department

ADJOURNMENT

Boller motioned to adjourn the meeting. Fortier seconded. Motion passed. Vote 5-0.
The meeting adjourned at 7:43 p.m.

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Signature Page for BZA Minutes for December 13, 2022

Chairperson
Dave Schmitz

Secretary
Kevin M. Todd, AICP
Director